

TRANSFER
TAX
PAID

WARRANTY DEED

Statutory Short Form

020187

We, **DENNIS L. KLIPP** and **SHARON L. KLIPP** of Rome, County of Kennebec and State of Maine, for consideration paid, grant to **DONALD W. ZARFOS** and **KAREN E. ZARFOS** of 117 Overlook Drive, Pittsburgh, Pennsylvania 15216, with Warranty Covenants, as joint tenants, the land described as follows:

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A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Cherry Hill Terrace in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin found on the northerly sideline of Cherry Hill Terrace at the southwesterly corner of land now or formerly of S. Peter and Hildegard S. Spalding (Lot #74 Cherry Hill Development) as recorded in the Kennebec County Registry of Deeds in Book 1076, Page 98 and the southeasterly corner of land now or formerly of Mary T. Boucher as recorded in said Registry in Book 2173, Page 131. Thence by the following courses and distances:

- 1). N 42° 37' 20" W along land of said Boucher a distance of one hundred thirty-four and 71/100ths (134.71) feet to an iron pin found and land now or formerly of Earle M. Davis as recorded in said Registry in Book 1153, Page 391 and Book 1625, Page 27.
- 2). N 52° 07' 35" E along land of said Davis a distance of ninety-four and 91/100ths (94.91) feet to an iron pin found.
- 3). N 52° 09' 15" E along land of said Davis a distance of ten and 76/100ths (10.76) feet to an iron pin set and remaining land of Hildegard S. Spalding as recorded in said Registry in Book 1416, Page 553.
- 4). S 45° 38' 25" E along the remaining land of said Hildegard S. Spalding a distance of one hundred seventy-nine and 50/100ths (179.50) feet to an iron pin set and the northerly sideline of Cherry Hill Terrace.
- 5). S 78° 26' 14" W along the northerly sideline of Cherry Hill Terrace a distance of twelve and 88/100ths (12.88) feet to a point.
- 6). S 71° 35' 40" W along the northerly sideline of Cherry Hill Terrace a distance of one hundred thirteen and 74/100ths (113.74) feet to the point of beginning.

The above described parcel containing 17,041 square feet is the same property conveyed to S. Peter and Hildegard S. Spalding as recorded in said Registry in Book 1076, Page 98, together with a portion of the property conveyed to Hildegard S. Spalding (Lot 75 Cherry Hill Development) as recorded in said Registry in Book 1416, Page 553. Bearings are referenced to magnetic 1988. Reference is made to a Plan of Property owned by S. Peter and Hildegard S. Spalding by K & K Land Surveyors, Inc. dated November, 1988. All iron pins set are ½" rebar, capped RLS #1318.

This property and conveyance is subject to certain covenants, conditions and restrictions as contained in said source deed, except that restriction FOURTH has been corrected/modified by Affidavit recorded in the Kennebec County Registry of Deeds in Book 1459, Page 729 and Book 1462, Page 868.

The northerly section of the easterly 12' +/- (1416.553) of said premises is subject, however, to an easement in favor of the land adjacent easterly for a sewer line benefiting said adjacent property running from the public sewer lying just

7/10/20

northerly of the adjoining property of the grantees herein, which easement area, however, is to be maintained in its present state.

Being all and the same premises acquired by Dennis L. Klipp and Sharon L. Klipp by Warranty Deed from S. Peter Spalding and Hildegard S. Spalding dated March 21, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3519, Page 68.

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WITNESS our hands and seals this 16th day of July, 2001.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord
William P. Dubord

Dennis L. Klipp
Dennis L. Klipp

William P. Dubord
William P. Dubord

Sharon L. Klipp
Sharon L. Klipp

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 16, 2001

Then personally appeared the above named **DENNIS L. KLIPP** and **SHARON L. KLIPP** and acknowledged the foregoing instrument to be their free act and deed.



Before me,

William P. Dubord
Notary Public
Print Name **WILLIAM P. DUBORD**
My Commission Expires **Attorney At Law**
Notary Public
My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.
2001 JUL 19 AM 9:00

ATTEST: Thomas Reed Moore
REGISTER OF DEEDS